

57-84
#724DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS,

028074

THAT, EMILE CARET, of 33 Washington Street, Augusta, County of Kennebec and State of Maine 04901, duly appointed and acting personal representative of the estate of MADLINE O. RANCOURT, deceased, whose will was duly admitted to probate in the Probate Court for Kennebec County, Maine, by the power conferred by law, and every other power, in distribution of the estate, grants to MARY ANN PAQUET, whose address is 21 Cushman Road, Winslow, Maine 04901,

being the person entitled to distribution, the real property in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at a point in the southerly right of way line of Eustis Parkway, at the point in the northeast corner of premises now or formerly of one William Taggart; thence in a general easterly direction along the southerly right of way line of Eustis Parkway a distance of 100 feet to a point; thence in a general southerly direction along the westerly line of premises now or formerly of Robert A. Rosenthal a distance of 100 feet to a point; thence in a general westerly direction a distance of 100 feet to a point in the easterly line of premises now or formerly of one William Taggart; thence in a general northerly direction along the easterly line of premises of one William Taggart a distance of 100 feet to the point of beginning.

The following restrictive covenants shall run with this property: No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 35 feet from the line of any street; provided, however, that porticoes projecting not over 3 feet, steps and bay windows are to be allowed on said reserved space; No part of any building shall be placed nearer than 10 feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$40,000. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on this lot having less than 100 feet frontage on the street. The finish grade of the lot facing the street shall be not over 3 feet above the top surface of the centerline of the street when completed, and the top of the foundation wall of the house erected on said street shall not be over 4 feet above the top surface of said centerline of the street.

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Being the same premises conveyed to Camille F. Rancourt and Madeline O. Rancourt by Warranty Deed of Gerard C. and Donna E. Caron dated March 1, 1991 and recorded in the Kennebec County Registry of Deeds at Book 3876 Page 222. The said Camille F. Rancourt predeceasing the said Madeline O. Rancourt.

IN WITNESS WHEREOF, I, the said EMILE CARET have hereunto set my hand and seal this 19th day of October, 1994.

Signed, Sealed and Delivered
in the presence of:

Celeste M. Harris
Witness

Emile Caret
EMILE CARET

ACKNOWLEDGEMENT

STATE OF MAINE
KENNEBEC, ss.

October 19, 1994

Personally appeared the above named EMILE CARET acknowledged the foregoing instrument to be his free act and deed, individually and in his said capacity as Personal Representative of the Estate of Madeline O. Rancourt.

Celeste M. Harris
NOTARY PUBLIC
CELESTE M. HARRIS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 31, 1998
(print name)

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ATTEST: Norma Reed Wilson
REGISTER OF DEEDS